

1967/50

75490

STEVENS-NEES LAW FIRM, CO., PORTLAND, ORE.

KNOW ALL MEN BY THESE PRESENTS, That ALVA L. EDWARDS and ZAN I. EDWARDS

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to grantor paid by ROBERT G. LYMAN and MARJORIE C. LYMAN, hereinafter called the grantor, for the consideration hereinafter stated,

does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

A portion of that tract of land recorded in Vol. 254, page 696 of Deed Records of Klamath County, Oregon, described therein as being in the East Half of the Southeast Quarter, Section 14, Township 39 South, Range 8 East, Willamette Base and Meridian, Klamath County, Oregon.

Said portion of tract being particularly described as follows: Beginning at the most southwesterly corner of aforesaid tract of land, which corner is marked with an iron pin and lies on the northwesterly boundary of the Klamath Falls-Ashland Highway; thence N6°06 1/2'W along the westerly boundary of said tract a distance of 186.44 feet to a 1/2 inch iron pipe; thence N61°39 1/2'E along an existing fence line, 122.68 feet to a 1" I.D. galvanized iron pipe; thence S33°20 1/2'E 147.53 feet to a 1 1/4" galvanized iron pipe; thence continuing S33°20 1/2'E 0.5 feet to the northwesterly right of way boundary of the Klamath Falls-Ashland Highway; thence along same S54°42 1/2'W 207.64 feet to the point of beginning, containing 0.60 (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) acres, more or less.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances.

Warranty of Riparian Rights conveyed by H.H. Van Valkenburg and S. Emma Van Valkenburg, his wife, to the United States dated July 6, 1905, recorded September 16, 1905, Deed Vol. 18, page 370, records of Klamath County, Oregon.

Rights of way for pole line, including the terms and provisions thereof given by H.H. Van Valkenburg and Emma Van Valkenburg, his wife to the California Oregon Power Company by deed dated April 2, 1926, recorded April 26, 1926, Deed Vol. 69, page 494, records of Klamath County, Oregon.

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$14,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) 0.

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 9 day of Dec, 1971.

*Marjorie C. Lyman*

*Alva L. Edwards*

*Zan I. Edwards*

STATE OF OREGON, County of KLAMATH ) ss.

Personally appeared the above named ALVA L. EDWARDS and ZAN I. EDWARDS

Dec 9, 1971

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Evelyn Biehn*

Notary Public for Oregon

My commission expires 9-6-75

NOTE - The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

## WARRANTY DEED

TO

AFTER RECORDING RETURN TO  
Marjorie Lyman  
6881 Hwy 66  
Klamath Falls OR 97601

(DON'T USE THIS  
SPACE, RESERVED  
FOR RECORDING  
LABEL IN COUN-  
TIES WHERE  
USED.)

STATE OF OREGON,

County of KLAMATH } ss.

I certify that the within instru-  
ment was received for record on the  
2nd day of Feb, 1974,  
at 2:48 o'clock P.M., and recorded  
in book M94 on page 3831.

Record of Deeds of said County.  
Witness my hand and seal of  
County affixed.

Evelyn Biehn

County Clerk

Title

By *Pauline Mueller* Deputy

Fee \$30.00